

19/01/2006
VC37

SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

EXTRACTIVE RESOURCE ENVIRONMENTAL BUFFER

Purpose

To protect properties in proximity to an extractive industry use from noise, dust, visual intrusion and other adverse impacts.

To maintain the amenity of the immediate area, by protecting remnant vegetation and by using extensive landscaping and visual screening.

To preserve the option of future exploitation of stone deposits and ensure the detailed environmental and other assessment of any future stone extraction proposal through a planning scheme amendment process.

To prevent the intrusion of uses into the area which are incompatible with an extractive industry use.

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2.0 of this schedule.
Home occupation Informal outdoor recreation Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation Natural systems Railway Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than four animals.
Dwelling	Must be the only dwelling on the lot. Must meet the requirements of Clause 2.0 of this schedule.
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour and Nightclub)	
Primary produce sales	
Rural industry (other than Abattoir and Sawmill)	
Timber production	Must meet the requirements of Clause 52.18.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

USE
Abattoir
Accommodation (other than Dependent person's unit and Dwelling)
Amusement parlour
Animal boarding
Brothel
Cinema based entertainment facility
Dependent person's unit - if the Section 1 condition is not met
Extractive industry
Industry (other than Rural industry)
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Nightclub
Office
Retail premises (other than Primary produce sales)
Saleyard
Sawmill

Section 3 – Prohibited (continued)

USE

Service station
Transport terminal
Warehouse

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Use of land

Dwellings

A lot may be used for one dwelling provided the following requirements are met:

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environmental Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

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Subdivision

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if either of the following applies:

- The subdivision is the re-subdivision of existing lots. The number of lots must not be increased and all lots must be at least 4 hectares.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

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Buildings and works

A permit is not required to construct a building or construct or carry out works associated with a use in Section 1 of Clause 1.0 of this schedule.

A permit is required to remove, destroy or lop any vegetation.

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Advertising signs

This zone is in Category 4.